

ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A**  
2 **VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN**  
3 **TRACTS AND TO AMEND THE ZONING MAP TO CHANGE THE**  
4 **BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT**  
5 **TO EXCLUDE TRACTS 1 THROUGH 6 LOCATED IN THE WINDSOR ROAD**  
6 **NEIGHBORHOOD PLANNING AREA.**

7  
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**  
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 add a vertical mixed use building (V) combining district to certain tracts (the "Property")  
12 described in Zoning Case No. C14-2008-0003, on file at the Neighborhood Planning and  
13 Zoning Department, as follows:

14  
15 Approximately 27.46 acres of land in the City of Austin, Travis County,  
16 Texas, as shown on in the tract map attached as Exhibit "A" (*Windsor*  
17 *Road Planning Area*),  
18

19 located in the Windsor Road neighborhood planning area, locally known as the area  
20 bounded by West 35<sup>th</sup> Street on the north, North Lamar Boulevard on the east, Enfield  
21 Road on the south, and North MoPac Expressway on the west, in the City of Austin, Travis  
22 County, Texas, and generally identified in the map attached as Exhibit "B" (*the Zoning*  
23 *Map*).  
24

25 **PART 2.** The zoning districts for the tracts are changed from general office (GO) district,  
26 general office-mixed use (GO-MU) combining district, community commercial (GR)  
27 district, general commercial services (CS) district, and commercial-liquor sales (CS-1)  
28 district to general office-vertical mixed use building (GO-V) combining district, general  
29 office-mixed use-vertical mixed use building (GO-MU-V) combining district, community  
30 commercial-vertical mixed use building (GR-V) combining district, general commercial  
31 services-vertical mixed use building (CS-V) combining district, and commercial-liquor  
32 sales-vertical mixed use building (CS-1-V) combining district, as more particularly  
33 described and identified in the chart below:  
34

Tract #	TCAD Property ID	COA Address	FROM	TO
7	119491	3500 CRAWFORD AVE	GR	GR-V
	119492	0 W 35TH ST SE TRI OF LOT 2 *& W 62.5 FT OF LOT 3-6 *LESS 1401 SQ FT GLENRIDGE PLUS ADJ VAC ALLEY	GR	GR-V
8	119486	1500 W 35TH ST	GR	GR-V
9	119489	0 MILLS AVE BLK 12-14 GLENRIDGE PLUS 1/2 ADJ VAC STREET	GO	GO-V
10	499914	1301 1/2 W 38TH ST	GO	GO-V
		1301 W 38TH ST		
		1320 W 34TH ST		
		1330 1/2 W 34TH ST		
11	214609	0 W 38TH STABS 697 SUR 7 SPEAR G W ACR .2486 (PRORATE 8/10/07 TO 12/31/07)	CS	CS-V
	214610	3706 N LAMAR BLVD	CS	CS-V
	214612	3724 N LAMAR BLVD	CS	CS-V
	Portion of 214613	3705 1/2 MEDICAL PKWY	CS	CS-V
		3705 MEDICAL PKWY		
12	214611	3700 N LAMAR BLVD	CS	CS-V
13	214605	1015 W 37TH ST	CS	CS-V
		3520 N LAMAR BLVD		
15	214603	3418 N LAMAR BLVD	CS	CS-V
16	214604	1020 W 34TH ST	CS; CS-1	CS-V; CS-1-V
		3402 N LAMAR BLVD		
17	214601	1001 W 34TH ST	CS	CS-V

Tract #	TCAD Property ID	COA Address	FROM	TO
18	214595	1004 W 32ND ST	CS; GO; GO-MU	CS-V; GO-V; GO-MU-V
		3207 MEDICAL PKWY		
		3304 1/2 N LAMAR BLVD		
19	214591	3110 N LAMAR BLVD	CS	CS-V
	214592	3108 N LAMAR BLVD	CS; GO	CS-V; GO-V
20	214587	3100 N LAMAR BLVD	CS	CS-V
21	211082	1001 1/2 W 31ST ST	CS; GR; GO	CS-V; GR-V; GO-V
		1001 W 31ST ST		

**PART 3.** Except as specifically provided in this ordinance, the existing base zoning districts, combining districts, and other conditions remain in effect.

**PART 4.** The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

- A. The Property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).
- B. The Property is subject to the parking reductions identified in Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).
- C. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.
- D. Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 60 percent of the Annual Median Family Income.

**PART 5.** The zoning map is amended to change the boundaries of the vertical mixed use (VMU) overlay district to exclude Tracts 1 through 6 located as shown in this Part and identified on Exhibit "A". Tracts 1 through 6 are not subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*).

Tract #	TCAD Property ID	COA Address
1	120327	1809 W 35TH ST
	120328	1807 W 35TH ST
	120350	1815 W 35TH ST
	120351	1811 W 35TH ST
2	120332	1721 W 35TH ST
3	120334	1701 W 35TH ST
	120352	1707 W 35TH ST
		1715 W 35TH ST
4	119377	3427 JEFFERSON ST
5	119423	3411 GLENVIEW AVE
	119424	0 W 35TH ST E 50 FT OF LOT 7 GLENVIEW ADDN
	119425	1601 W 35TH ST
		1605 W 35TH ST
		3406 KERBEY LN
6	119477	1515 W 35TH ST
		3501 MILLS AVE

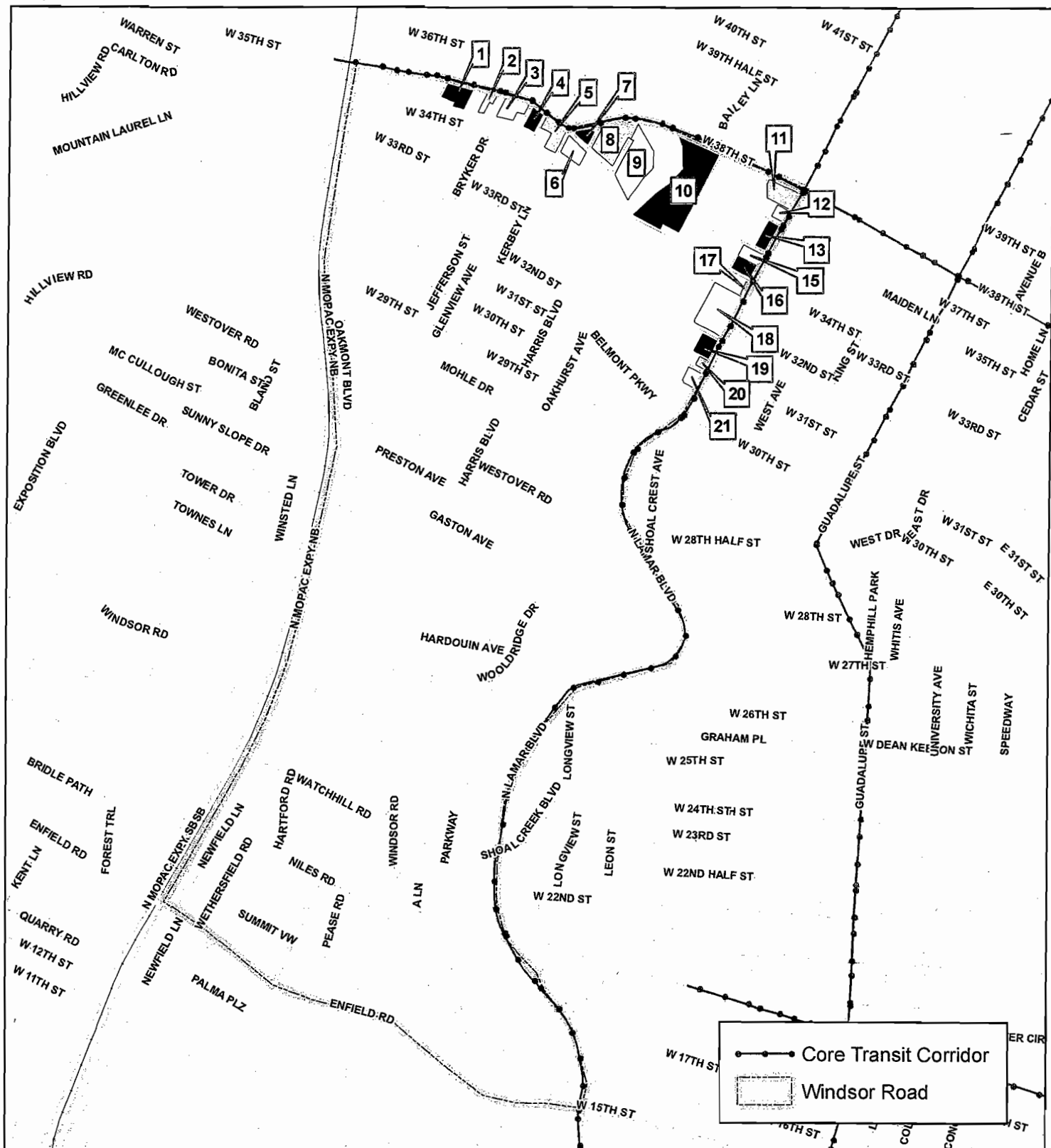
**PART 6.** This ordinance takes effect on \_\_\_\_\_, 2008.

**PASSED AND APPROVED**

\_\_\_\_\_, 2008      §  
    §  
    §

Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
                          David Allan Smith                           Shirley A. Gentry  
                          City Attorney     City Clerk



## EXHIBIT A

### Windsor Road Neighborhood Planning Area Tract Map C14-2008-0003



Produced by City of Austin  
Neighborhood Planning and Zoning Dept.  
February 5, 2008



0 500 1,000 2,000 Feet

This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

